

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

FORM D

NOTICE OF SALE OF SECURITIES PURSUANT TO REGULATION D, SECTION 4(6), AND/OR UNIFORM LIMITED OFFERING EXEMPTION

375443

OMB APPROVAL

OMB Number:

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Expires:

Estimated average burden hours per response _____16



Name of Offering check if this is an amendment and name has changed, and indicate change.) Scottsdale Capital Advisors Partners, L.L.C. Filing Under (Check box(es) that apply): ___ Rule 504 Rule 505 ∇ Rule 506 Section 4(6) New Filing Amendment Type of Filing: A. BASIC IDENTIFICATION DATA Enter the information requested about the issuer Name of Issuer (check if this is an amendment and name has changed, and indicate change.) Scottsdale Capital Advisors Partners, L.L.C. Address of Executive Offices (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) 7170 E. McDonald Road, Suite 6 Scottsdale, Arizona 85253 (480) 603-4903 Address of Principal Business Operations (Number and Street, City, State, Zip Code) Telephone Number (Including Area Code) (if different from Executive Offices) Brief Description of Business The company will own, operate, and lease the units within a six-building office complex located at 7170 East McDonald Drive Arizona, known as the Scottsdale Professional Plaza. Type of Business Organization corporation limited partnership, already formed other (please specify): business trust limited partnership, to be formed limited liability company Year Actual or Estimated Date of Incorporation or Organization: 1 0 0 4 Actual Estimated Jurisdiction of Incorporation or Organization: (Enter two-letter U.S. Postal Service abbreviation for State CN for Canada; FN for other foreign jurisdiction)

GENERAL INSTRUCTIONS

Federal:

Who Must File: All issuers making an offering of securities in reliance on an exemption under Regulation D or Section 4(6), 17 CFR 230.501 et seq. or 15 U.S.C. 77d(6)

When To File: A notice must be filed no later than 15 days after the first sale of securities in the offering. A notice is deemed filed with the U.S. Securities and Exchange Commission (SEC) on the earlier of the date it is received by the SEC at the address given below or, if received at that address after the date on which it is due, on the date it was mailed by United States registered or certified mail to that address.

Where To File: U.S. Securities and Exchange Commission, 450 Fifth Street, N.W., Washington, D.C. 20549.

Copies Required: Five (5) copies of this notice must be filed with the SEC, one of which must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

Information Required: A new filing must contain all information requested. Amendments need only report the name of the issuer and offering, any changes thereto, the information requested in Part C, and any material changes from the information previously supplied in Parts A and B. Part E and the Appendix need not be filed with the SEC.

Filing Fee: There is no federal filing fee.

State

This notice shall be used to indicate reliance on the Uniform Limited Offering Exemption (ULOE) for sales of securities in those states that have adopted ULOE and that have adopted this form. Issuers relying on ULOE must file a separate notice with the Securities Administrator in each state where sales are to be, or have been made. If a state requires the payment of a fee as a precondition to the claim for the exemption, a fee in the proper amount shall accompany this form. This notice shall be filed in the appropriate states in accordance with state law. The Appendix to the notice constitutes a part of this notice and must be completed.

- ATTENTION -

Failure to file notice in the appropriate states will not result in a loss of the federal exemption. Conversely, failure to file the appropriate federal notice will not result in a loss of an available state exemption unless such exemption is predictated on the filing of a federal notice.

Persons who respond to the collection of information contained in this form are not required to respond unless the form displays a currently valid OMB control number.

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		A. BASI	C IDENTII	FICATION DATA			
2. Enter the information r	equested for the fo	llowing:					
 Each promoter of 	the issuer, if the is	suer has been organi:	zed within t	the past five years;			
 Each beneficial ov 	ner having the pow	ver to vote or dispose,	or direct th	e vote or disposition	of, 109	% or more c	of a class of equity securities of the issuer
• Each executive of	ficer and director o	of corporate issuers a	nd of corpo	rate general and mai	naging	partners of	f partnership issuers; and
• Each general and	managing partner o	of partnership issuers					
Check Box(es) that Apply:	Promoter	Beneficial Ov	vner	Executive Officer		Director	☑ Manager
Full Name (Last name first,	if individual)						
Investment Services Par	tners, L.L.C., an	Arizona limitied lia	ability com	ipany			
Business or Residence Addre 7170 E. McDonald Road	•						
Check Box(es) that Apply:	Promoter	Beneficial Ow	vner 🔽	Executive Officer	Z	Director	Owner of Manager
Full Name (Last name first,	if individual)	·····					
Hurry, John							
Business or Residence Addre	ess (Number and	Street, City, State, Z	(ip Code)				
7170 E. McDonald Road,	Suite 6, Scottsd	lale, Arizona 8525	3				
Check Box(es) that Apply:	✓ Promoter	Beneficial Ow	vner 🔽	Executive Officer	Ø	Director	Owner of Manager
Full Name (Last name first, Hurry, Justine	if individual)				•		
Business or Residence Addre 7170 E. McDonald Road,			-				
Check Box(es) that Apply:	Promoter	Beneficial Ow	vner 🗍	Executive Officer		Director	
Full Name (Last name first,	f individual)						
Business or Residence Addre	ess (Number and	Street, City, State, Z	ip Code)				
Check Box(es) that Apply:	Promoter	Beneficial Ow	ner	Executive Officer		Director	
Full Name (Last name first,	f individual)						
Business or Residence Addre	ess (Number and	Street, City, State, Z	ip Code)				
Check Box(es) that Apply:	Promoter	Beneficial Ow	/ner	Executive Officer		Director	
Full Name (Last name first,	f individual)						
Business or Residence Addre	ss (Number and	Street, City, State, Z	ip Code)				

(Use blank sheet, or copy and use additional copies of this sheet, as necessary)

☐ Beneficial Owner ☐ Executive Officer

Check Box(es) that Apply:

Full Name (Last name first, if individual)

Promoter

Business or Residence Address (Number and Street, City, State, Zip Code)

Director

					B. II	NFORMAT	ION ABOU	T OFFERI	NG	,			
1.	Has the	issuer solo	i, or does th	ne iccuer i	atend to se	ll to non-a	caredited i	nvectors in	this offer	na?		Yes	No
1.	mas the	135001 5010	i, or does ii			Appendix				-	******************		X
2.	What is	the minim	um investn					_				s 25,	00.00
3.	* Cor	npany has	discretion	to accept	less and/or	to sell fra	ctional uni	its.			•••••	Yes	No
4.	Enter th	ne informat	ion request	ed for eac	h person v	ho has bee	n or will b	e paid or	given, dire	ctly or ind	irectly, any he offering.	IK.	
	If a pers	on to be lis s, list the na	ted is an ass	sociated pe roker or de	rson or age ealer. If mo	ent of a brok ore than fiv	er or deale e (5) persor	r registered is to be list	d with the S ed are asso	EC and/or	with a state ons of such		
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Ful	l Name (Last name	first, if indi	ividual)									
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Bus	siness or	Residence	Address (1	Number an	d Street, C	ity, State, 2	Zip Code)						
Nai	me of Ass	sociated Br	oker or Dea	aler									
Sta	tes in Wh	ich Person	Listed Has	Solicited	or Intends	to Solicit l	Purchasers						
	(Check	"All States	" or check	individual	States)	•••••						☐ All	States
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(Use blank sheet, or copy and use additional copies of this sheet, as necessary.)

C. OFFERING PRICE, NUMBER OF INVESTORS, EXPENSES AND USE OF PROCEEDS

1.	Enter the aggregate offering price of securities included in this offering and the total amount already sold. Enter "0" if the answer is "none" or "zero." If the transaction is an exchange offering, check this box and indicate in the columns below the amounts of the securities offered for exchange and already exchanged.		
	Type of Security	Aggregate Offering Price	Amount Already Sold
	Debt	\$	\$
	Equity		
	☐ Common ☐ Preferred		
		\$	\$
	Partnership Interests	\$	\$
	Other (Specify LLC membership interests		
	Total		
	Answer also in Appendix, Column 3, if filing under ULOE.		
2.	Enter the number of accredited and non-accredited investors who have purchased securities in this offering and the aggregate dollar amounts of their purchases. For offerings under Rule 504, indicate the number of persons who have purchased securities and the aggregate dollar amount of their purchases on the total lines. Enter "0" if answer is "none" or "zero."		Aggregate
		Number Investors	Dollar Amount of Purchases
	Accredited Investors		\$ 100,000.00
•	Non-accredited Investors		\$
	Total (for filings under Rule 504 only)		\$
	Answer also in Appendix, Column 4, if filing under ULOE.		
3.	If this filing is for an offering under Rule 504 or 505, enter the information requested for all securities sold by the issuer, to date, in offerings of the types indicated, in the twelve (12) months prior to the first sale of securities in this offering. Classify securities by type listed in Part C — Question 1.		
	Type of Offering	Type of Security	Dollar Amount Sold
	Rule 505		\$
	Regulation A		\$
	Rule 504		\$
	Total	· · · · · · · · · · · · · · · · · · ·	\$_0.00
4	a. Furnish a statement of all expenses in connection with the issuance and distribution of the securities in this offering. Exclude amounts relating solely to organization expenses of the insurer. The information may be given as subject to future contingencies. If the amount of an expenditure is not known, furnish an estimate and check the box to the left of the estimate.		
	Transfer Agent's Fees		\$
	Printing and Engraving Costs		\$
	Legal Fees		\$
	Accounting Fees		\$
	Engineering Fees		\$
	Sales Commissions (specify finders' fees separately)	_	\$_250,000.00
	Other Expenses (identify) includes accounting, legal, printing, and other expenses		\$_15,000.00
	Total		\$_265,000.00

L	C. OFFERING PRICE, NUMBI	ER OF INVESTORS, EXPENSES AND USE OF	PROCEEDS	
	b. Enter the difference between the aggregate offerin and total expenses furnished in response to Part C — Q proceeds to the issuer."	Question 4.a. This difference is the "adjusted gro	SS	\$
5.	Indicate below the amount of the adjusted gross proceach of the purposes shown. If the amount for any check the box to the left of the estimate. The total of the proceeds to the issuer set forth in response to Part Co	purpose is not known, furnish an estimate a he payments listed must equal the adjusted gro	nd	
			Payments to Officers, Directors, & Affiliates	Payments to Others
	Salaries and fees		🔲 \$	\$
	Purchase of real estate		🔲 \$	y \$ 746,889.00
	Purchase, rental or leasing and installation of mach	inery	🔲 \$	_ 🗆 \$
	Construction or leasing of plant buildings and facility	ities	🔲 \$	\$
	Acquisition of other businesses (including the value offering that may be used in exchange for the assets issuer pursuant to a merger)	s or securities of another	\$	\$
	Repayment of indebtedness		🔲 \$	✓ \$_1,488,111.00
	Working capital		🗆 \$	S
	Other (specify): Property Taxes, Closing Costs			\$
			\$	Z \$
	Column Totals		\$_0.00	\$ 2,235,000.00
	Total Payments Listed (column totals added)		[\$ <u>2</u>	,235,000.00
		D. FEDERAL SIGNATURE		
sig	issuer has duly caused this notice to be signed by the unature constitutes an undertaking by the issuer to furnitinformation furnished by the issuer to any non-accre	ish to the U.S. Securities and Exchange Comn	ission, upon writte	
İss	er (Print or Type)	Signature	Date	
So	ottsdale Capital Ádvisors Partners, L.L.C.	Luster Hun	9504	9
Na	ne of Signer (Print or Type)	Litle of Signer (Print or Type)		
Jus	tine Hurry	Manager/member of Scottsdale Capital Advisors	Partners, L.L.C.	

- ATTENTION -

Intentional misstatements or omissions of fact constitute federal criminal violations. (See 18 U.S.C. 1001.)

	E. STATE SIGNATURE								
1.	Is any party described in 17 CFR 230.262 presently subject to any of the disqualification Yes No provisions of such rule?								
	See Appendix, Column 5, for state response.								
2.	The undersigned issuer hereby undertakes to furnish to any state administrator of any state in which this notice is filed a notice on Form D (17 CFR 239.500) at such times as required by state law.								
3.	. The undersigned issuer hereby undertakes to furnish to the state administrators, upon written request, information furnished by the issuer to offerees.								
4.	The undersigned issuer represents that the issuer is familiar with the conditions that must be satisfied to be entitled to the Uniform limited Offering Exemption (ULOE) of the state in which this notice is filed and understands that the issuer claiming the availability of this exemption has the burden of establishing that these conditions have been satisfied.								
	ner has read this notification and knows the contents to be true and has duly caused this notice to be signed on its behalf by the undersigned thorized person.								
Issuer (Print or Type) Signature Date								
Scottsd	ale Capital Advisors Partners, L.L.C.								
Name (Print or Type) (Title (Print or Type)								
Justine	Hurry Mar ager/member of Scottsdale Capital Advisors Partners, L.L.C.								

Instruction:

Print the name and title of the signing representative under his signature for the state portion of this form. One copy of every notice on Form D must be manually signed. Any copies not manually signed must be photocopies of the manually signed copy or bear typed or printed signatures.

				Al	PPENDIX				
1	Intendito non-a	2 it to sell accredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
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	APPENDIX										
1	Intend to non-a investor	I to sell accredited s in State -Item 1)	Type of security and aggregate offering price offered in state (Part C-Item 1)		4 Type of investor and amount purchased in State (Part C-Item 2)						
State	Yes	No		Number of Accredited Investors Amount Investors Amount				Yes	No		
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WV								· we have the contract	Management and the color		
WI		- 14 . A 10 . A									

				APP	ENDIX				
1	2 Intend to sell		3 Type of security and aggregate		5 Disqualification under State ULC (if yes, attach				
	investor	ccredited s in State -Item 1)	offering price offered in state (Part C-Item 1)		Type of investor and amount purchased in State (Part C-Item 2)				
State	Yes	No		Number of Accredited Investors	Amount	Number of Non-Accredited Investors	Amount	Yes	No
WY								# A	
PR								;	